SAYS FIRE RULES READY TO BUILD WORLD'S GREATEST FOOD MARKET: MODEL QUEENS STRUCTURE WILL COST \$5,000,000

Long Island Railroad to Make Big Improvement Covering Ten City Blocks Where Produce of All the World Will Be Sold-Great Structures of Concrete and Steel to Be Centre of Food Distribution in This City

Realization of the greatest foodstuff arket in the world is deprived New Tork for the time being by a few little es so trivial in importance that none hem is expected to affect the rapid mplishment of the plan to give to city a market which in size, archibectural treatment, transit facilities and ern arrangement will be superior to he best in the world, which is claimed

Kong Island Railroad, as its chief sponthere is little reason to doubt that be put into physical form. The market will be erected in Long Island City over a tract, acres in extent, flank-ing the south side of the Dutch Kills Creek, a tidewater body, and nestling between a web of railroad tracks of the Long Island and Pennsylvania systhe Long Island and Pennsylvania systems which lead to every producing food centre on the American continent.

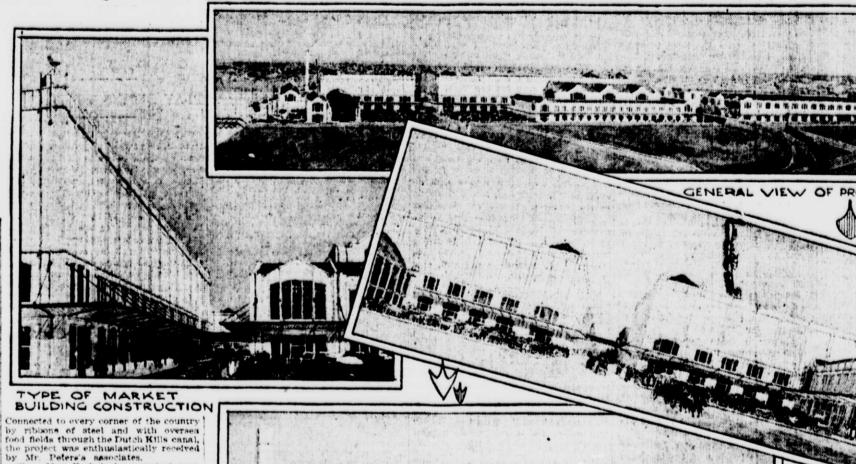
A series of big concrete structures from six to nine stories high, the market will power about a dozen ordinary city blocks.

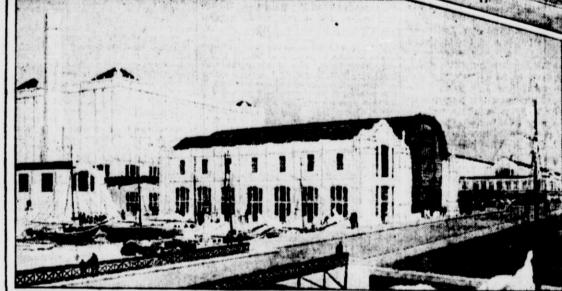
Every building will be at least three times the height of the Paris food times the height of the Paris food provided by the proposition of the paris food facilities was economically impossible in Manhattan. For that reason times the height of the Paris food station and geveral times its area. These Long Island market buildings will contain miles of floor space and trackage for several hundred freight cars. President Peters is really the big man behind the several hundred freight cars. President received encouragement in every quarter. Even the State Food Computation ter. Even the State Food Commission appointed a few years ago by Gov. Sulzer to investigate the food problem

Some ten years ago at a time when the sereat development work associated with the Pennsylvania station in Manhattan was being laumohed in Long Island City Mr. Peters, full of ideas that would bring business to his railroad, hit on the market proposition. He was gazing out of the window of his office in Long Island City, the story goes, plearing probably what the great improvement contemplated would look like when completed, when his eyes lighted on a loaded farm wagon rolling down Jackson avenue on its way to Manhattan markets. The wagon had come from far out on the island and investigation showed that it had been on the road several hours.

Sulzer to investigate the food problem of New York spoke highly of the Long Island proposition, and in fact said that this plant would do much to reduce the handling charges, which ad been found to be one of the chief causes for the high cost of food in New York.

With confidence in the soundness of his scheme strenttened by the favorable wise of others, Mr. Peters commissioned an architect who had considerable experience in designing marguet on the island and investigation showed that it had been on the road several hours.





WATERFRONT APPROACH AND FISH MARKET

showed that it had been on the road geveral hours.

That wagon gave birth to the idea of making Manhattan come to Long Island by building there a big market that would have gone up the consumer and producer and the command the good features around these boundaries are, roughly speaking.

The twagon gave birth to the idea of market that wagon gave birth to the idea of munity generally. Three years were has developed new features around these century old details, so that the projected by building there a big market that would have gone up years a bloom ten blocks of an average of 120. The boundaries are, roughly speaking.

On the creek opposite the factory development of the Degmon Reality and to be too hasty with this development of the Degmon Reality and to be too hasty with this development of the Degmon Reality and to be too hasty with this development of the Degmon Reality and to be too hasty with this development of the Degmon Reality and to be too hasty with this development of the Degmon Reality and to be too hasty with this development of the Degmon Reality and to be too hasty with this development of the Degmon Reality and to be too hasty with this development of the Degmon Reality and the centre will be built tracks for freight builtings—it must be the control of the world.

The railroad man studied the scheme and the good features are, roughly speaking.

On the creek opposite the factory development of the Degmon Reality and to be too hasty with this development of the Degmon Reality and to be too hasty with this development of the Degmon Reality and to be too hasty with this development of the books will be two units halving its funds for railroad propriated by the American degigner.

All these have been incorporated in understood that the market is to be controlled tracks for freight would tracks for fr famous the ingenuity of the architect these boundaries are, roughly speaking.

has developed new features around these about ten blocks of an average of 120,century old details, so that the projected contract will indeed be a wonder.

The big white buildings—it must be

and when the final payment was made the mortgage itself was cancelled by

FISH MARKET ON LEFT; GENERAL MARKET ON RIGHT,

cept City's Building Laws Though the Board of Aldermen spent much time and labor working out a new Building Code for New York, and though they had so eminent an authority as Rudolph Miller to handle the details, and though architects, builders, lawyers and everybody interested in the code says that it is the best that any city has, builders and owners of real estate cannot

SUPERSEDENEWCODE

Builders Harassed By Fire Prevention

Bureau, Which Refuses to Ac-

builders and owners of real estate cannot go ahead and build under it with any feeling of security, because the Fire Prevention Bureau of the Fire Department has promulgated rules and regulations regarding building exits which are at variance with the code. This means that **BROOKLYN BUILDERS**

any one putting up a building in accordance with the new code may have to tear it apart and provide different exits before the Fire Prevention Bureau will per-5.121 Structures Planned, mit the structure to be occupied.

Many instances of this kind have been reported to the Advisory Council of Real but Only 3.794 Were Estate Interests, who, seeking light on Completed. the subject, asked Joseph O. Hammitt, head of the Pire Prevention Bureau, for

his views. In his opinion, in so far as the regulations of the Fire Department differ from the exit requirements of the Building Code, the rules of the Fire De-partment will take precedence after the building has become occupied. However, the totals of 1914. During 1915, permits were granted for 5,121 buildings to cost exerted to revise the recommendations of \$40,300,600 as compared with 2,375 permits. as nearly in accord with the amended mits for 4,379 buildings to cost 538,-provisions of the new Building Code as 263,185 in 1914. Of the 5,121 new buildthe Fire Department so as to bring them !

as nearly in accord with the amended provisions of the new Building Code as is possible.

"Where two departments are passing upon the same matter," Mr. Hammitt is quoted as saying, "it is evidently impossible to guarantee against conflict. So long as the Fire Commissioner is made responsible for seeing that buildings are provided with adequate exit facilities, there is necessarily a limit to the distance he can go in accepting, in the interests of uniformity, regulations which in his judgment are inadequate. Furthermore, even if the regulations regarding exits prescribed in the Buildings (Code can be accepted by the Fire Commissioner and in a particular case some important part of these regulations is waived by the Superintendent of Buildings without consulting the Fire Department the Fire Commissioner may find it his duty to require changes in the constitution of the building after it has be-

ment the Fire Commissioner may find it his duty to require changes in the construction of the building after it has become occupied and the inadequacy of exits has become a hazard to human Approximately \$14,000,000 went into more than 600 apartments while \$10-800,000 was spent for nearly 2,80 apartments.

be promoted if either the Fire Commissioner were deprived of any authority to require exits in addition to those prescribed by the code of ordinances or the Superintendent of Buildings were required to enforce the exit regulations showed the greatest gain. A ventable prescribed by the Fire Commissioner and were prohibited from waiving any and were prohibited from waiving any sign of the Fourth avenue subway. The and were prohibited from waiving any of the regulations regarding exits without obtaining the approval of the Fire Commissioner for such waiver.

The law does not require the approval of the Fire Department or Bureau of Fire Prevention upon plans as a condition of the erection of a building.

After the building has been occupied, family houses were popular there and the erection of the Eight and the elevated extension.

ch a big project.

After the building has been occupied, however, it becomes the duty of the Fire and however, it becomes the duty of the Fire and however, it becomes the duty of the Fire and however, it becomes the duty of the Fire extension.

Commissioner to require exit facilities sufficient to render the building safe for its occupants. Intelligent owners and architects have therefore appreciated the importance of submitting their plans to the Fire Department before construction showed a decrease but there were to the Fire Department before construction in the Williamsburg section showed a decrease but there were to the Fire Department before construction in the Williamsburg section showed a decrease but there were to the Fire Department before construction showed a decrease but there were to the Fire Department before construction showed a decrease but there were to the Fire Department before construction showed a decrease but there were several big operations chiefly of the four story type of apartments.

Commercial development was stimulated by "war order" business.

hattan at present under construction is being built according to plans submitted to the Bureau of Fire Freventon and disapproved because of the very unsatisfactory arrangement of its exit facilities. The Fire Commissioner is powerless to prevent this building from being created in a manner not complying with beginning.

ROOSEVELT'S PLACE OF BIRTH IN BIG DEAL

Operator Gives Washington Heights Apartment for It---May Be Replaced by Tall Building

The Lewis H. May Company sold for the estate of Louise Rodh, Sidney W. Stern attorney, the northwest corner of Meredith and Ocean avenues. Arverne, a plot 86x100, to Margaret Hart Miller, who will erect three all year houses for investment.

pared tentative plans for a five story building to cover a plot 100x100 feet.

BUSINESS SPACE RENTALS.

The Cross & Brown Company has leased large space in 19-21 West Sixty-second street to H. Woltman, Charles Gimbel and Samuel Friedenberg; space in 1790 Broadway to the Auto Mortgage Company, Wayne Oil Pump Company, Beverly Towles, M. H. Beckett and G. D. Armstrong; loft in 549-51 West Fifty-second street to the Marathon Fire and Rubber Company.

From 1786 to 1800 amortization of mortgages, which is at present receiving careful attention, was carried on in the old county of Queens, according to records in the county clerk's office in came across a payment mortgage executed August 1, 1786, given by the Sheriff

The Pure Oil Company, subsidiary to

placed by Tall Building The Knap & Wasson Company has leased 7.500 square feet in 181-5 Perry street to Donagua a plot of about six lots at lease of property extends through the block to the southwest corner of Avon road and prescot sized at 38 againore Park, Block and the store at 173 Washings for the sugarnore levelopment than the block to the property extends through the block to the property extends through the block to property extends through the block to define the property extends through the property extends through the block to define the property extends through the store at 173 washings to the property extends through the property extends through the block to define the property extends through the property exten FEATURE OF THE REAL ESTATE MARKET

cording to the judgment of the Fire Compussioner. One very prominent

The convention of the National Asso-ciation of Realty Brokers will be held in the McAlpin Hotel next Tuesday and will continue for three days. The dele-gates will be welcomed by Commissioner Robert Adamson on behalf of the city

Grant with Contraction of Broadcast of Street, on plot faxible presents of Contraction of Broadcast of Street, on plot faxible presents of Contraction of Broadcast of Street, on plot faxible presents of Contraction of Broadcast of Street, on plot faxible presents of Contraction of Broadcast of Street, on plot faxible presents of Street, on plot faxible





may be meaned entirity and a self-defined which as 13 for Linder steed in Bublind worked with a 13 for Linder steed in Bublind worked worked worked with a 13 for Linder steed in Bublind worked worked with a 13 for Linder steed in Bublind worked w